

SCOTTSDALE

will be reduced by 1000 units per year through a staggered approach until fiscal year 2000/2001/2002/2003. The first year will consist of 1000 units of residential units, 1000 units of commercial units, 1000 units of institutional units, and 1000 units of industrial units. This will be followed by another 1000 units of residential units, 1000 units of commercial units, 1000 units of institutional units, and 1000 units of industrial units. This will be followed by another 1000 units of residential units, 1000 units of commercial units, 1000 units of institutional units, and 1000 units of industrial units. This will be followed by another 1000 units of residential units, 1000 units of commercial units, 1000 units of institutional units, and 1000 units of industrial units.

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Land Use Element

Adopted June 21, 1999

Quad Knopf

PREFACE

This Land Use Element represents a comprehensive update and revision of the 1986 General Plan Land Use Element. Overseen by the firm of QUAD♦KNOPF under contract to the City of Gridley, this latest revision incorporates changes to the goals and policies of the 1986 Land Use Element to reflect the City's current vision for the physical growth and development of the Gridley area. It incorporates a public participation process involving the City's Quality of Life Committee and the general public. It supersedes the Land Use Element adopted by the City in 1986 and all subsequent amendments to that Land Use Element.

I. INTRODUCTION

A. STATE REQUIREMENTS

The Land Use Element of Gridley's General Plan meets the mandate of California State law (Government Code Section 65320-a) to plan the locations and set standards for a comprehensive list of possible land uses. The text of the law is as follows:

Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open spaces, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas.

The Land Use Element, one of the seven required General Plan Elements, includes a graphic representation of policies developed in its text regarding extent, distribution, and location of all land uses referred to as the Land Use Diagram.

B. SCOPE AND PURPOSE

By spelling out specific parts of the City to be set aside for each use, the Land Use Element attempts to ensure that the various needs of its residents will be provided for into the foreseeable future. To the extent that the allocations of space and development

standards for each use are based upon sound planning principles and accurate assessment of the community's values and needs, the Element will help promote safe, harmonious development over time. The primary vehicle for implementing the Land Use Plan is the City's Zoning Ordinance, formulated in conjunction with finalization of the Land Use Plan.

To quote from the November, 1990 California General Plan Guidelines:

The purpose of the land use element is to designate "the proposed general distribution and general location and extent of uses of the land." The land use element, as an integral part of the general plan should be a document that is primarily concerned with the future development of the community and the planning area. The land use element should also address each of the following issues to the extent that it is relevant:

Distribution of housing, business, and industry;

Distribution of open space, including agricultural land;

Distribution of mineral resources and provisions for their continued availability;

Distribution of recreation facilities and opportunities;

Location of educational facilities;

Location of public buildings and grounds;

Location of future solid and liquid waste facilities;

Identification of areas subject to flooding; and,

Identification of existing Timberland Preserve Zone lands.

The City of Gridley has determined that mineral resources and Timberland Preserve Zone lands are not relevant issues for this community.

The scope of the Land Use Element is to designate general areas of the City and its Sphere of Influence for the appropriate general types of uses, rather than to assign specific uses to specific locations. Thus the Element fits its purpose as a guide to individual development decisions. Each case must be decided on its own merits, taking all factors into account. The Land Use Plan does not dictate details of planning, but does provide a rationally-based foundation for the Zoning Ordinance and for making decisions on development which come before the City. The Land Use Plan also enables private persons and agencies to anticipate City development policy. A periodically revised Land Use Element will provide guidance in the unfolding, continuously dynamic planning process.

To accomplish these purposes, the Land Use Element identifies key land use issues in Gridley, states Gridley's major planning goals for managing its growth, and sets forth goals and policies for action to accomplish these goals, for each of the land use issue areas identified in this element.

The Land Use Element also establishes and designates land uses for a planning area around the City of Gridley, referred to as the City's Sphere of Influence. The Sphere of Influence is defined in Section 56076 of the California Government Code as "...a plan for the probable physical boundaries and service area of a local agency, as determined by the [Local Agency Formation] commission." The City of Gridley anticipates that this planning area will be adopted by the Butte County Local Agency Formation Commission as the City's Sphere of Influence. Policies regarding the Sphere of Influence are contained in this Land Use Element and based on that assumption. Background information for establishment of the Sphere of Influence is included in the General Plan Support Document.

In summary, the Land Use Plan is comprehensive, long-range, general, and flexible.

C. RELATIONSHIP TO OTHER ELEMENTS AND PLANS

General Plan Elements

State law requires internal consistency between all seven mandatory General Plan elements, any optional elements, and related maps. Since the Land Use Element sets out to recommend a sound land use pattern for the City, it must receive input from other single-issue elements. Of the elements currently in Gridley's General Plan, the Land Use Element receives input from the Housing Element on population and magnitude of future housing needs; from the Circulation Element on accessibility of each part of the City; and from the Public Facilities Element regarding availability and plans for public facilities and services. The "internal consistency" requirement means that amendments to one element may require changes in other elements.

Resource conservation and safety concerns such as those usually found in Open Space, Conservation, Safety, and Noise Elements, are all included as input into this Land Use Element. A separate Public Facilities Element has been developed to address public facilities and services in detail; however, comprehensive policy statements regarding schools, police and fire protection, parks and recreation, utilities and drainage are included in this Land Use Element because of their critical relationship to land use.

Other Plans

To the extent that it is feasible, Gridley's Land Use Element is consistent with other plans adopted by the City of Gridley and by other local, county and state agencies that affect development in Gridley and the surrounding area. Examples of other plans

affecting growth in Gridley include the City's Master Drainage Plan, Gridley Unified School District's growth plans, Butte County's adopted General Plan, and policies and procedures adopted by Butte County Local Agency Formation Commission (LAFCo), Air Quality Management District, the Butte County Association of Governments (BCAG), and local irrigation and drainage districts.

Butte County General Plan. The County's General Plan affects development decisions in the Sphere of Influence area, which with time will become part of the City of Gridley. Thus it is Gridley's hope that Butte County will coordinate planning by altering its General Plan, including relevant portions of the 1995 Agricultural Element, to reflect Gridley's long-range community goals.

Gridley Master Drainage Plan. A preliminary plan for drainage for Gridley and part of its Sphere of Influence area was completed in early 1980 and revised in 1988. This plan should be revised, as necessary, and adopted according to appropriate procedures. Relevant portions of the Master Drainage Plan have been incorporated into the Land Use Element, since provision for drainage is an important factor in determining the types of development which can occur in a given area.

Other Plans. The Land Use Element takes into consideration any restrictions, recommendations or other input from Butte County's Regional Transportation Plan and Air Quality Attainment Plan, from the LAFCO Spheres of Influence adopted for the City and from various special districts (irrigation and drainage).

D. ORGANIZATION

This Land Use Element is divided into four primary headings as follows:

I. Introduction

II. Goals and Policies: Growth Rate, Growth Pattern, Residential Growth, Economic Growth, Agriculture/Open Space, Public Services and Facilities

III. Description of Land Use Types

IV. Figures

For each of the nine land use types shown on the General Plan Land Use Map, policies are included which set forth standards for development, addressing where appropriate the extent, distribution and location of land use, as well as intensity or density of use.

A General Plan Support Document has been prepared as background information for this Land Use Element. The Support Document includes general background information for land use and other General Plan policies, as well as specific background information for establishment of the City's Sphere of Influence, growth rate assumptions and projections, and anticipated phasing. This document provides background information for use by LAFCO in amending the City's Sphere of Influence.

Two diagrams are also part of the Land Use Element. The Land Use Diagram illustrates the planned land uses, by land use category, for the area within the city limits and the unincorporated area within the City's Sphere of Influence. It also shows various legal and planning boundaries, including the city limits and Sphere of Influence. The Sphere of Influence Diagram illustrates the five development phase areas between the city limits and Sphere of Influence.

E. TIME FRAME OF PLAN

This Land Use Element encourages long-range planning that will address the changing issues and needs of Gridley. It is a plan for development for the period 1998-2020, or approximately the next 20 years. However, it is desirable to review the plan

every five years to assure that the goals, policies, planning areas and land use designations still meet community needs.

II. GOALS AND POLICIES

SUMMARY

In this section, land use issues that the City of Gridley finds important are presented, followed by goal and policy statements. These goals and policies represent the City of Gridley's determinations regarding land use priorities and desired courses of action, based upon available options and the interests of its residents. The goals and policies reflect the vision for the City of Gridley, which includes promoting economic development, accommodating a higher rate of population growth than in the past, and encouraging the development of new market-rate housing. The goals are stated in general form, succeeded by policies which describe the preferred means for achieving community aims. The policy statements serve as a guide for systematic implementation of recommended action by decision-makers, and as a focus for public discussion. The goals and adopted policies should not be considered immutable; they form a set of priorities and recommendations for attaining community objectives, based upon current information and evaluation. In this context, the goals and policies should be regularly reviewed in public forums, revised as community interests change, or updated as new information is received.

1. KEY PLANNING ISSUES

A. Growth Rate

How Gridley's growth should be paced to fit the town's ability to provide adequate public facilities and a quality living environment for all residents, and how to develop according to a logical plan. In order to assure internal consistency

among General Plan elements, the growth rate assumptions in the Land Use Element reflect the City's share of the Regional Housing Allocation Plan calculated by the Butte County Association of Governments (BCAG) included in the Housing Element as well as historical trends and the City's focus on development of new market-rate housing.

B. Growth Pattern

How and whether to generally keep Gridley's expansion compact (rather than allowing sprawling, hop-scotch, or excessive finger-like expansion), while still allowing for a reasonable inventory of developable land to accommodate population growth and providing for flexibility and choice, and preserving agricultural lands around Gridley.

C. Housing Balance

How to achieve and maintain an adequate supply of housing for a diverse mixture of socio-economic groups in Gridley's population.

D. Jobs/Housing Balance

How to provide adequate employment, while retaining the town's agricultural orientation and keeping the growth rate consistent with the conditions in item A above.

E. Agriculture

How to minimize the impact of urbanization on agricultural uses. It is impossible for Gridley to grow in any direction without converting prime agricultural lands and existing agricultural uses.

2. OVERALL PLANNING GOALS

- A. Provide a safe, healthy living environment, free of litter, excessive noise, congestion and safety hazards, for all residents.
- B. Provide adequate, well-maintained public facilities and services to all residents.
- C. Maintain a rural atmosphere in Gridley.
- D. To the extent feasible and consistent with the overall planning goals of this Element, preserve agricultural land.
- E. Provide jobs for local residents.
- F. Maintain the quality of life enjoyed by local residents.
- G. Minimize restrictions on the use of private property.

A. Growth Rate

Goal

- 1. Accommodate a reasonable population growth commensurate with the City's resources and rural character.

Policies

- a. Encourage commercial, industrial and residential growth that does not exceed the ability of the City to provide adequate services.
- b. Plan for an annual minimum growth rate in the range of 1.5% to 2%.
- c. Encourage a higher rate of growth to facilitate achievement of Gridley's economic and housing goals, provided an accelerated growth rate is consistent with other related goals.

B. Growth Pattern

Goals

1. Maintain an adequate inventory of vacant land within the City that corresponds to projected residential growth needs.
2. Work with the Butte Local Agency Formation Commission to establish and maintain a reasonable and logical Sphere of Influence that makes use of natural or human-made physical boundaries to buffer urban and agricultural uses.

Policies

- a. Encourage infill development of lands within existing city limits by improving infrastructure to the extent possible, while still allowing new development to occur within the Sphere of Influence upon annexation to the City, as may be appropriate to achieve the balance and rate of growth described in this Element.
- b. Encourage sequential growth in order to minimize the cost of off-site infrastructure.
- c. Encourage applicants for annexation to provide preliminary engineering plans and generalized cost estimates for all on-site and off-site improvements required by Gridley's Public Works Construction Standards.
- d. Include within Gridley's Sphere of Influence the lands shown on the Sphere of Influence Diagram, providing a minimum of one and one-half (1.5) times the amount of land projected to be needed to accommodate new development in order to provide sufficient flexibility and choice.
- e. Encourage compact development by confining growth to areas that constitute a logical, contiguous extension of existing urban development.

- f. Support LAFCo's efforts to promote logical city boundaries to the extent possible, without requiring annexation of properties adjoining those that have applied for annexation.

C. Residential Growth

Goals

1. Maintain a rural atmosphere to the extent this goal is consistent with other adopted goals, such as providing a balance of housing types and preserving agricultural lands.
2. Promote a balance of housing opportunities for all ethnic groups, age and income levels.
3. Provide safe, affordable housing by encouraging new construction and rehabilitation of older housing stock.
4. Preserve historic neighborhoods with an existing mix of commercial and residential uses.
5. Minimize conflicts between residential uses and other, non-residential activities.

Policies

- a. Promote development of new market rate housing in Gridley, in recognition of the need to balance the City's adequate supply of subsidized housing and the undersupply of market-rate housing.
- b. To the extent possible, maintain the low-density development pattern that contributes so much to the rural atmosphere in Gridley.
- c. Maintain the maximum densities for Residential land use categories as presented in the "Description of Land Use Types" at the end of this document.

- d. Study designation of an area for development at a density of one unit per acre. Such development should occur in an area where gravity sewer service cannot be extended and where sewer service is not likely to be needed by existing development.
- e. Preserve and maximize the use of existing housing through a housing rehabilitation program, as described in the Housing Element.
- f. Minimize land use conflicts by regulating residential densities, land use intensities and establishing buffer areas.
- g. Allow limited professional uses and commercial uses in residential areas of the City subject to reasonable performance conditions.

Please refer to the Housing Element of the General Plan for additional information and more specific goals, objectives, policies and programs related to housing.

D. Economic Growth

Goals

- 1. Strive to achieve a balance between job-generating (commercial and industrial) uses and residential development.
- 2. Promote economic development consistent with the availability of infrastructure and community character of Gridley.
- 3. Maintain attractiveness, cleanliness and economic health of Gridley's central business district (CBD).
- 4. Encourage attractive landscaping of buildings in commercial areas.
- 5. Encourage continuation and expansion of commercial agricultural activities as an important part of the economic base of the community of Gridley.

Policies

- a. Provide adequate commercially and industrially zoned lands to accommodate future economic development at a rate that will achieve a jobs/housing ratio of 1:1.
- b. Direct new industry to locations close to major transportation corridors, heavy duty utilities, and support services.
- c. Encourage targeted industrial growth to locate in Gridley.
- d. Expedite City government processing of applications for businesses wishing to locate in Gridley.
- e. Have City officials work closely with the Chamber of Commerce and representatives of applicants for industrial uses, guiding them through the City's application procedures and advising as to site location and configuration, to meet the industry's needs and the City's criteria for acceptability.
- f. Where possible, prepare suitable locations for industry with amenities and improvements in advance of need, so industry can move in with minimal delay.
- g. Implement policies adopted to support agriculture and related industries, as described in the section entitled "Agriculture/Open Space" and in the Open Space and Conservation Elements of the General Plan.

E. Agriculture/Open Space

Goals

1. Keep agricultural lands within the City and Sphere of Influence in productivity until such time as urban development occurs consistent with the City's General Plan.

2. Preserve the ratio of park acreage to acreage in other types of land use that is established in the Open Space Element.

Policies

- a. Provide for the conversion of agricultural land to urban uses and inclusion within the City's Sphere of Influence as appropriate to achieve balance and rate of growth when land is not within an agricultural preserve, is adjacent to urban uses and infrastructure, constitutes a logical contiguous extension of urban uses, is consistent with the Public Facilities Element, and appropriate buffers and/or other mitigation measures are provided between adjacent agricultural uses outside the City's Sphere of Influence.
- b. Focus on protection of lands planned for long-term agricultural production outside the City's Sphere of Influence, generally including those designated for agricultural uses in the Butte County Agricultural Element, with the exception of the Gridley/Biggs Corridor north of Gridley.
- c. Adopt an overlay zone that permits production agricultural activities in nonagricultural zones within the City that are compatible with other land uses.
- d. In connection with new development, require dedication of park lands or in lieu fees, and provide funding mechanism for maintenance, as established in the Open Space Element.

Please refer to the Open Space Element of the General Plan for additional information, goals and policies related to open space, parks and recreation, and agriculture.

F. Public Facilities and Services

The City of Gridley has adopted a Public Facilities Element of the General Plan which provides detailed information about public facilities and services and goals and

policies for a more extensive range of related topics. Please refer to that document for additional information.

1. Municipal Utilities

Goals

1. Provide adequate service levels for water supply, sewage disposal, electricity and storm drainage that meet the demand of the City's future population.
2. Provide utility services in a manner that does not degrade the aesthetic qualities of neighborhoods throughout the City.
3. Formulate a method for adequately financing the provision of utility services to City residents.

Policies

- a. Develop a long-range capital facilities plan to coordinate the amount, growth rate, timing and spatial distribution of uses and facilities to avoid an imbalance of demand and supply.
- b. In order to adequately serve future City residents, prepare master plans for sewer, water, roads and drainage.
- c. Require developers to share in financing additional public facilities and services to meet the demand created by new developments.
- d. Adopt improvement standards that are equitable, financially and technologically feasible, and maintain the public health, safety and welfare.

2. Flood Control/Drainage

Goals

1. Protect residents and property in the City of Gridley from flood hazards.

2. Minimize flood-related impacts of development in Gridley on downstream properties and public.

Policies

- a. Require review and analysis of the inundation potential of new development in accordance with the City's Master Drainage Study, and require construction of on- and off-site drainage improvements as determined by the City Engineer.
- b. Coordinate review of development projects with reclamation and drainage districts as to the capacity of existing facilities, incorporation of drainage designs that do not increase historic peak flow, needed off-site improvements, and mechanisms for maintenance.

3. Circulation

Goals

1. Provide a safe and practical circulation system.
2. Match land use intensities with adequate road arteries.
3. Provide for future accessibility to all areas as they develop.
4. Minimize hazards and congestion from traffic in the location of new development.

Policies

- a. Plan an arterial framework in advance of need (as expressed in the Circulation Element).
- b. Where possible, require two access routes for all major new developments.
- c. Provide streets, curbs, gutters, sidewalks, streetlights, fire hydrants and bridges, where needed, and maintain them in good repair.

Please refer to the Circulation Element of the General Plan for additional information, goals and policies related to transportation and circulation.

4. Police and Fire Protection

Goal

1. Provide for adequate fire and police protection to the residents of the City of Gridley.

Policies

- a. Require all new development to meet adopted standards for access, safe negotiation and turnarounds set by CDF and the City Police Department.
- b. To the maximum extent feasible, conduct periodic inspections of vacant properties to ensure that dry weeds and other combustible fuels are not permitted to accumulate.
- c. Maintain a law enforcement level of service of at least one sworn officer per 1,000 population.
- d. Major commercial or residential development site plans should be reviewed by the Police Department to ensure adequate lighting and safety factors are incorporated into the proposed development.

5. Parks and Recreation

Goal

1. Encourage the provision of recreational opportunities for all residents in the City of Gridley.

Policies

- a. Maintain parks and public buildings in good repair.
- b. Plan for the location and design of new recreational facilities based on Gridley's population characteristics and the distribution of those groups throughout the City.

- c. Design recreational facilities and services to meet the needs of handicapped persons.
- d. Illuminate park areas during the hours of darkness to discourage vandalism of park facilities.
- e. Support the development of commercial recreational facilities where adequate accessibility is available and land use conflicts are minimized.

6. Education

Goals

- 1. Support the efforts of the local school district to provide the best possible education for Gridley's school age population.
- 2. Support the efforts of the school district to provide adequate educational facilities, to upgrade school facilities and improve instruction.

Policies

- a. Work with the school district to monitor housing, population and enrollment trends, and to evaluate the effects of those trends on future school facility and recreational needs.
- b. Coordinate with the school district to make updates of school facilities plans consistent with the City's General Plan, particularly with respect to the proposed location of future school sites and the land uses that will be permitted adjacent to those sites.
- c. Require subdividers to reserve school sites (as identified in the City's General Plan and the school district's facilities plan) for a reasonable period of time.

- d. Support efforts to mitigate significant impacts of new development on school facilities, consistent with State law, while retaining the ability to modify the extent of mitigation required on a case-by-case basis.

7. Other Agencies Providing Public Services

Goal

- 1. Minimize the impact of urban development on all providers of services to properties within and adjacent to the City of Gridley.

Policies

- a. Coordinate with other service providers to identify and mitigate to the extent feasible the adverse impacts associated with urban growth in Gridley.
- b. Coordinate infrastructure planning with irrigation and drainage districts.
- c. Adopt mitigation measures for public services and facilities provided by other agencies that are cost-effective, realistically achievable methods for achieving the desired result.

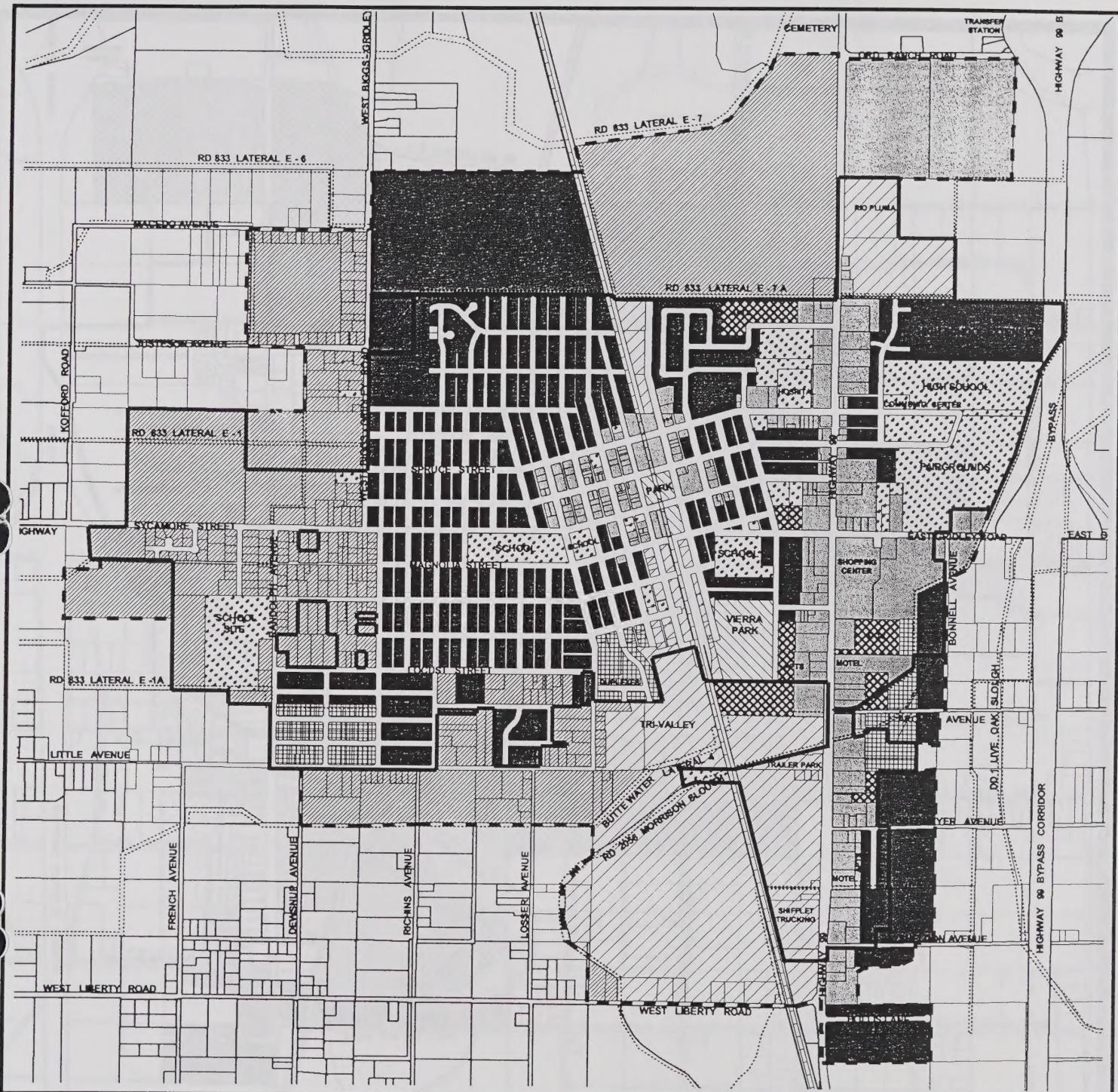
DESCRIPTION OF LAND USE TYPES

Land Use	Densities and Examples of Appropriate Activities	Applicable Zones	Land Use Intensity (average persons per acre)
RESIDENTIAL			
Agricultural/ Residential	1 DU/5ac Residential; single-family detached homes, with outbuildings. Agricultural; orchards, vines, other crops; small-scale livestock such as chickens, a horse, or a few goats. Semi-improved lots.	A-5 ¹	0.5
Suburban	0.5 to 3 DU/ac Residential; single-family detached homes, with outbuildings. Small-scale livestock such as chickens, a horse or a few goats. Semi-improved lots.	R-S A-5 ¹	8.1
Low Density	2 to 4 DU/ac Residential; single-family detached homes. Townhouses with open space, mobile home parks. No animals except pets on R-1 parcels. No non-residential uses except churches and schools.	R-1 R-S A-5 ¹	10.7
Medium Density	5 to 8 DU/ac Residential; multi family, townhouses, mobile home parks. Small pets only. No non-residential uses except churches and schools.	R-2 A-5 ¹	21.5
High Density	9 to 15 DU/ac Multi-family residential, apartments. Some non-residential uses if compatible (such as professional offices).	R-3 A-5 ¹	40.3
COMMERCIAL		C-1 and C-2	7 ²

Land Use	Densities and Examples of Appropriate Activities	Applicable Zones	Land Use Intensity (average persons per acre)
INDUSTRIAL	No minimum parcel size Maximum site coverage 90% Maximum Height 55 to 65 ft. The industrial designation applies to land suitable for uses such as manufacturing, processing, packaging, storage, distribution of goods and commodities; heavy machinery sales and service, repair shops, welding, fabrication, 'ag' chemicals sales and storage; and light accessory commercial uses, such as restaurants serving industrial areas.	M-1 and M-2	7 ²
PUBLIC	No minimum parcel size Maximum site coverage 60% Maximum Height 45 ft. Churches, schools, hospitals, municipal buildings, libraries, transportation facilities, auditoriums or cultural centers, post offices.	P-Q-P	na
PARKS	0.5 acre minimum parcel size Maximum site coverage 10% Maximum Height 30% Small neighborhood playlots, City parks with and without improvements.	OS P-Q-P (Parks) (see above)	na
AGRICULTURAL	1 DU/5 acres or greater Parcels 5 ac and over. Orchards, row crops, pasture, livestock, produce stands. No machinery repair or manufacture unless small-scale, [and by use permit only.] No residential uses except one dwelling unit on parcel; no industrial or commercial use except as directly related to farm operation.	A-5 ¹	0.5

¹ The A-5 zone is intended to preserve land in open spaces uses of sufficient size for future development when urbanization becomes appropriate.

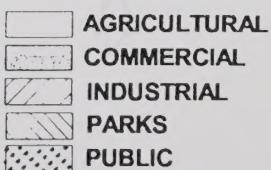
² Assumes non-residential uses.



CITY OF GRIDLEY

LAND USE ELEMENT

LAND USE DIAGRAM



- RESIDENTIAL, Suburban (to 3 homes/ac)
- RESIDENTIAL, Low Density (to 4 homes/ac)
- RESIDENTIAL, Medium Density (to 8 homes/ac)
- RESIDENTIAL, High Density (to 15 homes/ac)

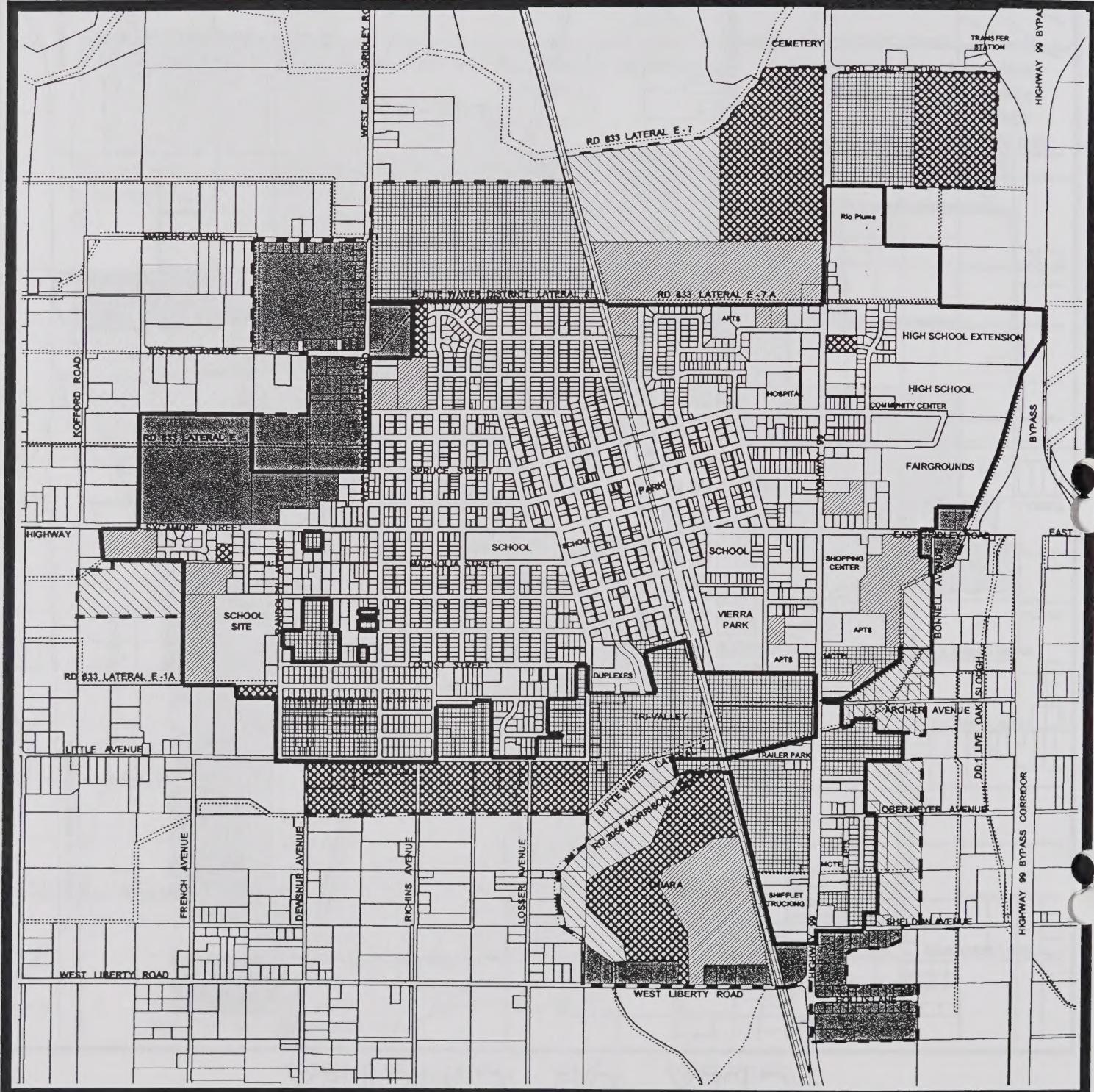
- BOUNDARY OF CITY LIMITS
- - - BOUNDARY OF SPHERE
- DITCHES / EASEMENTS

0 500 1000 2000



June 24, 2000

FIGURE 1



CITY OF GRIDLEY

LAND USE ELEMENT

SPHERE OF INFLUENCE DIAGRAM

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5 and beyond

- BOUNDARY OF CITY LIMITS
- - - BOUNDARY OF SPHERE
- DITCHES / EASEMENTS

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FIGURE 2

July 24, 2000



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